

## **SECTION 8.0 SPECIAL DISTRICTS**

### **8.1 FLOOD PLAIN OVERLAY DISTRICT (FPOD)**

**8.1.1 Purpose.** The purposes of the Flood Plain Overlay District (FPOD) are:

1. to provide that the lands in the city subject to seasonal or periodic flooding shall not be used for residence or other purposes in such a manner as to endanger the health or safety of the occupants thereof;
2. to assure the continuation of the natural flow pattern of the watercourses within the city in order to provide adequate and safe floodwater storage capacity to protect persons and property against the hazards of flood inundation.

**8.1.2 Location.** The FPOD includes all special flood hazard areas designated on the Quincy Flood Insurance Rate Map (FIRM) issued by the Federal Emergency Management Agency (FEMA) for the administration of the National Flood Insurance Program (NFIP) dated May 16, 2006 as Zone A, AE, AH, AO, AI-30, A99, V, VI-30, VE which map indicates the 100-year regulator floodplain. The exact boundaries of the District may be defined by the 100-year base flood elevations shown on the FIRM and further defined by the Flood Insurance study booklet dated May 16, 2006. The FIRM, and Flood Insurance Study booklet are incorporated herein by reference and are on file with the City Clerk, Planning Department, Director of Inspectional Services and the Conservation Commission. These maps, as well as the accompanying Quincy Flood Insurance Study are incorporated herein by reference.

**8.1.3 Overlay District.** The FPOD shall be considered as overlying other districts. Any uses permitted in the portions of the districts so overlaid shall be permitted subject to all the provisions of this Section 8.1.

**8.1.4 Duties of Building Commissioner.** In order to ensure the proper administration of the Flood Plain Overlay District, the Building Commissioner shall:

1. Review proposed development to assure that all necessary permits have been or are in the process of being obtained from those governmental agencies from which approval is required by state or federal law.
2. Obtain and maintain records of the elevation to which any structure has been flood proofed; the flood proofing certificates required under said district; and whether or not the structure has a basement.

**8.1.5 Use Regulations.** In the FPOD, no new building or structure shall be erected, constructed, altered, enlarged or moved and no dumping, filling or earth transfer or relocation shall be permitted. The following activities shall be permitted:

1. Conservation of soil, water, plants and wildlife;
2. Recreation, including play and sporting areas, education and nature study, golf, skating, boating, swimming and fishing, where otherwise legally permitted;

3. Forestry. including tree nurseries;
4. Storage of materials and/or equipment for cemetery, parks or playground purposes;
5. Dwellings lawfully existing prior to the adoption of these provisions (including enlargement in area up to twenty five percent of ground coverage).

**8.1.6 Coastal High Hazard Areas.** In the FPOD, some areas are designated as coastal high hazard areas (Zone V). Since these areas are extremely hazardous due to high velocity waters from tidal surges and hurricane wash, all new construction shall be located landward of the reach of the mean high tide.

**8.1.7 Floodway.** In the floodway, as designated On the Flood Boundary and Floodway Map, the following provisions shall apply:

1. All encroachments, including fill, new construction, substantial improvements to existing structures and other development are prohibited unless certification by a registered professional engineer is provided by the applicant demonstrating that such encroachment shall not result in any increase in flood levels during the occurrence of the one hundred year flood, in a floodway.
2. Any encroachment meeting the above standard shall comply with the flood plain requirements of the State Building Code.

**8.1.8 National Flood Insurance Program.** The City of Quincy shall participate in the National Flood Insurance Program and its community rating system annually and shall adopt any further ordinances necessary to implement this program.

**8.1.9 Special Permit.** In the FPOD, the Board of Appeals, (or, in the case of the QCD-10 or QCD-15 Districts, the Planning Board) may grant a special permit for any use or structure allowed in the underlying district, subject to the following; provided, however, that Urban Renewal Uses are exempt from this requirement:

1. The request has been referred to the Planning Board, the Health Commissioner, the City Engineer and the Conservation Commission and reported upon by all, or thirty five days shall have elapsed following such referral without receipt of such reports.
2. The proposed use will not be detrimental to the public health, safety and welfare.
3. The proposed use and/or structure will be built in accordance with the one hundred year flood elevation as defined by the Department of Housing and Urban Development, Federal Insurance Map for the City of Quincy.
4. The proposed use will comply in all respects to the provisions of the underlying district or districts within which the land is located.
5. All new construction and substantial improvements (the cost of which equals or exceeds fifty percent of the market value of the structure) of residential and

nonresidential structures shall have the lowest floor, including the basement or cellar, elevated to or above the one hundred year flood elevation, or in the case of nonresidential structures be floodproofed, watertight to the one hundred year flood elevation.

**8.1.10 Variances.** Where the Board of Appeals grants a variance to the regulations set forth in the FPOD, the following additional procedures will be adhered to. The Board of Appeals shall only issue a variance upon:

1. a showing of good and sufficient cause;
2. a determination that failure to grant said variance would result in exceptional hardship to the applicant:
3. a determination that the granting of the variance will not result in increased flood heights, additional threats to public safety, extraordinary public expense, create nuisances or conflict with existing local law;
4. a determination that the issuance of the variance is the minimum necessary considering the flood hazard to afford relief.
5. Variances may be issued for structures to be erected on a lot of one half acre or less in size, contiguous to and surrounded by lots with existing structures constructed below the base flood level. Variances may also be issued for a structure listed on a National Register of Historic Places or a State Inventory of Historic Places that is to be restored or reconstructed.
6. If a variance is granted, the Board of Appeals shall notify the applicant in writing over their signature that the issuance of such variance to construct below the one hundred year base flood elevation will result in increased premium rates for flood insurance up to amounts as high as twenty five dollars for one hundred dollars of insurance coverage; and such construction below the one hundred year base flood elevation increases risks to life and property.
7. The Board of Appeals shall maintain a record of all variance actions, including justifications for issuance and report such variances in the annual report submitted to the Federal Insurance Administration.

## **8.2 OPEN SPACE DISTRICT**

**8.2.1 Purpose.** The purpose of the Open Space District is to identify those areas dedicated or used for public or semipublic uses such as parks and recreation areas, cemeteries and open space reservations. Lands acquired and used for public or semipublic open space purposes by a private organization may be included in the Open Space District.

**8.2.2 Regulations.** Within an Open Space District, no building or premises shall be used, and no building or structure shall be permitted for other than one of the following specified purposes:

1. Conservation of soil, water, plant and wildlife;
2. Recreation, including play and sporting areas, education and nature study, golf, skating, boating, swimming and fishing where otherwise legally permitted;
3. Forestry, including tree nurseries;
4. Storage of materials and/or equipment for boats, cemetery, parks or playground purposes.

**8.2.3 Public Agencies.** No structure or building shall be erected, altered or used by a public agency, except as permitted above.

### **8.3 QUINCY CENTER DISTRICTS**

**8.3.1 Purpose.** The purpose of this Section is:

1. to facilitate and provide incentives for new development of underutilized sites within the Quincy Center Districts;
2. to encourage mixed-use development; to encourage new development in areas accessible to public transit;
3. to provide a predictable, clear and understandable process for the review of new development within the Quincy Center Districts;
4. to promote and create jobs, housing inventory and affordable housing in conformance with Section 7.1 of this Ordinance;
5. to enhance the architectural character of the Quincy Center Districts;
6. to encourage ground floor uses within the Quincy Center Districts that serve the public; and
7. to improve traffic access and circulation; and to create active pedestrian and street life in the Quincy Center Districts.

**8.3.2 Available Uses; Special Permit Required.** Within the Quincy Center Districts, no buildings or premises shall be used for other than one of the following uses, and, except for Urban Renewal Uses, shall require the issuance of a special permit from the Planning Board.

1. Retail Business and Consumer Services, provided that no more than 25% of the building gross floor area is Retail Business and Consumer Services and provided further that the remaining building gross floor area is either Multifamily dwelling or General office for commercial or professional use or both.

2. All other uses permitted by right or by special permit in Appendix A shall be allowed in the Quincy Center Districts except as provided below in the List of Prohibited Uses In Quincy Center Districts.

## **LIST OF PROHIBITED USES IN QUINCY CENTER DISTRICTS**

### **PRINCIPAL USE**

#### **A. Residential Use**

- Boarding house.

#### **B. Exempt and Institutional Use**

- Municipal waste disposal area operated by the city or under contract to the city

#### **C. Retail Uses**

- None

#### **D. Restaurant Uses**

- None.

#### **E. Miscellaneous Commercial Uses**

- Adult use
- Body art establishment
- Nonexempt Commercial nursery or greenhouse

#### **F. Motor Vehicle Uses**

- Motor vehicle service station
- Motor vehicle general repair
- Motor vehicle sales, service and rental establishments
- Motor vehicle body or paint shop

#### **G. Drive-in Uses**

- None.

#### **H. Warehouse, Wholesale and Storage Uses**

- Wholesale business and storage in roofed structure
- Distribution center, parcel delivery center or delivery warehouse
- Storage warehouse/building or cold storage plant, but not including storage or bailing of junk, scrap metals, rags, waste paper or used rubber
- Open lot storage of new building materials, but not including junk, scrap metal, rags, waste paper and similar materials
- Open lot storage of lumber and building materials
- Open lot storage of construction equipment

#### **I. Industrial Uses**

- Food and beverage manufacturing, bottling or processing or commissary
- Assembly or packaging of articles not exceeding 200 lbs., provided no manufacturing or processing is carried out
- Manufacture, processing, assembly or other industrial operations
- Processing of sand and gravel and the manufacture of bituminous concrete
- Stonecutting, shaping and finishing in completely enclosed building
- Waste recovery facility (resource recovery plants, solid waste recovery plants, any transfer station for solid waste or any other similar facility)

#### **J. Transportation Related Uses**

- Rail freight terminal/storage and yard accessory to railroad operations, provided that such freight terminals are not less than 300 feet from any residence district
- Water freight terminal, including docks, piers, wharves and the like, provided that such port facilities are not less than 300 feet from any Residential district
- Truck terminal, yard or building for storage or servicing of cargo trailers, trucks/buses and parking lot for trucks/buses

## **ACCESSORY USES**

### **K. Residential Accessory Uses**

- None.

### **L. Nonresidential Accessory Uses**

- Repair garage accessory to motor vehicle sales

### **M. Other Uses**

- None.

3. Notwithstanding any other provision of this Ordinance to the contrary, mixed uses within a single building or structure (i.e., retail/residential; retail/commercial office) shall be allowed within the Quincy Center Districts if the structure conforms to the Dimensional Requirements set forth in Section 8.3.3, below.

**8.3.3 Dimensional Requirements.** Within the Districts, the following dimensional requirements shall apply:

1. Minimum Lot Size (sq. ft.): 15,000; 7,500 for Urban Renewal Use.

2. Minimum Lot Area per Dwelling Unit - QCD-10 and QCD-15 (sq. ft.): 325; Not applicable to Urban Renewal Use.

3. Maximum Number of Stories - QCD-10: 10.

4. Maximum Number of Stories - QCD-15: 15, but 20 by special permit for Urban Renewal Use.

5. Urban Renewal Use. For an Urban Renewal Use where air rights parcels are utilized, common ownership of a lot shall not be required.

**8.3.4 Off-Street Parking.** For purposes of these requirements, a residential studio unit and each room in a lodging house shall be considered to be a one bedroom dwelling unit. Off-street parking facilities in the Quincy Center Districts shall be provided as follows:

1. Residential: Minimum number of parking spaces per bedroom within a dwelling unit where 80% or more of Building Gross Floor Area is Residential: 1.0.

2. Residential: Minimum number of parking spaces per bedroom within a dwelling unit where less than 80% of Building Gross Floor Area is Residential: 0.75 for the first bedroom in a dwelling unit and 0.5 for each additional bedroom.

3. Assembly: One space per 10 seats.

4. Institutional: One space per 2,000 square feet of gross floor area.
5. Office: One space per 600 square feet of gross floor area; provided, however, that for new construction with a net increase in gross floor area of 10,000 square feet, parking shall be provided at a ratio of one space for every 400 square feet of office or retail use and at a ratio of one space for every 300 square feet of restaurant use.
6. Urban Renewal Use other than residential condominium/cooperative units: The number of spaces shall be as determined by the Planning Board in accordance with the Certification of Consistency.
7. Urban Renewal Use comprised of one or more residential condominium/cooperative units: One space per dwelling unit.

### **8.3.5 (Reserved)**

**8.3.6 Site Plan Review.** Except for Urban Renewal Uses and as provided below, all uses and all structures within the Quincy Center Districts shall require a special permit. When the proposed change, addition, alteration or renovation is less than 20% of the gross square foot area of an existing structure or less than 5,000 square feet of floor area or lot area, whichever is less, only site plan review shall be required.

**8.3.7 Special Permit Granting Authority.** The Quincy Planning Board is hereby designated the special permit granting authority for all matters within the Quincy Center Districts. The Planning Board is authorized to approve or disapprove:

1. All special permits for uses;
2. All site plans;
3. All applications seeking a finding pursuant to G. L. c. 40A, § 6; and
4. All special permits for a use or structure in the Flood Plain Overlay District.

**8.3.8 Special Permit and Site Plan Approval Criteria.** The Planning Board shall not approve a special permit or site plan unless it finds that all of the following additional criteria are met:

1. The Planning Board has adopted the Quincy Center District Design Guidelines, dated November 2005 and the Quincy Center Districts Urban Revitalization and Redevelopment Plan, dated May 7, 2007, both as may be amended, for use in implementing this subsection. Those guidelines shall be provided to every permit applicant, who shall be required to show compliance with these guidelines as part of its application. The Planning Board shall include as a part of any permit decision a statement addressing compliance issues with these guidelines.

2. For mixed-use projects, the applicant must establish that the proposed uses are to be located within structure(s) in a manner that promotes ease of use and access, and consistency with the surrounding uses/architecture; e.g., retail uses should front onto a

street, new housing shall be consistent with any adjacent existing residential use in terms of density, style of architecture, etc.

3. Any development should be pedestrian friendly, as the Quincy Center Districts will have limited vehicular access; and, should be consonant with the development goals for the district. Indicators of compliance with this criterion include:

- a. Ground floors, particularly where they face public streets, public parks, and publicly accessible pathways, consist of spaces that are actively inhabited by people, such as retail stores, consumer service businesses and restaurants, general office, educational or residential uses. Where a mix of activities are accommodated in a building, the more active uses are encouraged facing public streets, parks and pathways.
- b. Covered parking on the lower floors of a building and on-grade open parking, shall be discouraged where the parking faces a public street, public park, or publicly accessible pathways.
- c. Ground floors should be generally 25-50% transparent. The greatest amounts of glass would be expected for retail uses with lesser amounts for office, institutional or residential use.
- d. Entries to buildings shall be located so as to ensure safe pedestrian movement across streets, encourage walking as a preferred mode of travel within the city and to encourage the use of public transit for employment and other trips. Relating building entries as directly as possible to crosswalks and to pathways that lead to bus stops and transit stations is encouraged; buildings shall be located and developed to encourage pedestrian pathways over the lot and through the Districts.

4. Where appropriate, housing shall be a component of any large, commercial development.

5. The common areas both internal and external shall, where appropriate, be accessible to the pedestrian public. Restrictions on this access can be established by the applicant or its successor in interest.

6. The location, dimensional and aesthetic features of the proposed development shall not be detrimental to the architectural character of the downtown; to the improvement of traffic access and circulation; and to the creation of active pedestrian and street life within the Districts.

7. There will be no nuisance or serious hazard to vehicles or pedestrians.

8. Adequate and appropriate facilities (including, but not limited to parking and loading) will be provided for the proper operation of the proposed use. Said facilities shall be located and designed so as to be compatible with neighboring developments.

9. Historical buildings and places within the Quincy Historical District are to be respected and protected. Special consideration shall be given to the preservation of



historical buildings and places within the Quincy Center Districts.

**8.3.9 Public Art and Place-Making Program.** It is the purpose of this subsection to lessen the visual impact of development and to create a Public Art and Place-Making Program for new development and redevelopment in the Quincy Urban Redevelopment District and the Quincy Center Zoning Districts on plots greater than one-quarter acre. The Public Art and Place-Making Program, through the requirements of this subsection, shall further the commitment of the City of Quincy to the aesthetic enrichment of the community through the creation, preservation and protection of works of art.

**8.3.10 Public Art Commission.** There is hereby established a commission to be known as the Public Art Commission. The Public Art Commission shall consist of five (5) members plus an additional two (2) alternate and one (1) non-voting high school student, all of whom shall be appointed by the Mayor. A quorum shall consist of three (3) voting members. The Public Art Commission members shall be nominated as follows:

One (1) nomination by the president of the City Council

Three (3) nominations by the Mayor

One (1) nomination by the Planning Board

Two (2) alternates nominated by the Mayor.

One (1) non-voting student nominated by the Mayor

**8.3.11 Powers and Duties of Commission.** The Public Art Commission powers and duties shall include but not be limited to:

1. Adoption of Public Art & Place-Making Program Guidelines and amendments thereto;

2. Authorizing expenditures of \$20,000.00 or less in furtherance from Public Art Program;

3. Recommending to the Mayor other expenditures of the Public Art Fund in excess of \$20,000.00;

4. Establishing an annual administrative budget for the Commission.

5. Establish an annual calendar which shall include not less than six open public meetings of the Commission.

**8.3.12 On-site and Off-site Contributions.** All development, redevelopment, remodeling or converting greater than 20,000 square feet in gross floor area which are in non-residential districts, or within mixed use or multi-family districts on plots greater than one-quarter acre within the Quincy Urban Redevelopment District of the Quincy Center Zoning Districts, shall participate in the Public Art and Place-Making Program. When construction is phased, the aggregate gross square footage of the entire project or development shall be added together to determine whether the 20,000 square foot threshold is reached. Owners have the three choices for participating in the Public Art and Place-Making Program as follows:

1. Off-site option: The owner of a development or re-development may pay as

mitigation 1% of the development hard costs, exclusive of land acquisition expenses, to the Commission's Public Art Fund prior to the issuance of a building permit; or

2. On-site option: The owner of a development or re-development project may provide artwork located at the development site equal to or greater than 1% of the development hard costs, exclusive of land acquisition expenses, for the project; or

3. The owner of the development and the Public Art Commission may agree to allocate part of the funding to pay for "on-site" art and place the remainder of the contribution into the "off-site" Public Art Fund.

**8.3.13 Public Art Fund.** There is hereby created a Public Art Fund administered by the Public Art Commission which shall consist of all contributions received from projects as defined under Part V of this section. The Public Art Fund shall also include cash grants and donations to the City for public art and Place-Making projects from governmental or private resources, and all other funds allocated by the City through DIF funding or any budgetary process for the provision of public art. The Public Art Fund shall be used solely for the Commission's administrative budget and expenses associated with the selection, commissioning, acquisition, transportation, maintenance, public education, promotion, administration, removal and insurance of the works of art or in relation thereto.

**8.3.14 Public Art and Place-Making Program Guidelines.** The Public Art Commission shall prepare, and from time to time revise, Public Art and Place-Making Program Guidelines, as part of the Quincy Center District Design Guidelines which shall provide guidance for program organization; organizational governance and staffing responsibilities; procedures for project planning; artist selection; art selection criteria; art placement criteria; donation; loans and memorials; collection management; and, administration of the Public Art Fund. Such Guidelines shall be made available to the public.

## **8.4 PLANNED UNIT DEVELOPMENT DISTRICTS**

**8.4.1 Permitted Uses.** Within any Planned Unit Development and Planned Unit Development 1 District, no buildings or premises shall be used, and no building or structure shall be permitted for other than one of the following specified purposes:

1. Detached dwellings occupied by not more than one family, conforming to the requirements of Residence A districts, shall be permitted by right;

2. Planned communities under unified ownership or control in those areas of the city provided with sanitary sewers, disposal facilities, adequate highway access and public water supply shall be allowed by special permit by the City Council. Within such planned communities, the location of all residential, commercial, industrial and governmental uses, school sites, parks, playgrounds, recreation areas, parking areas and other open spaces shall be controlled in such a manner as to permit a variety of housing accommodations and land uses in orderly relationship to one another. All uses permitted by right or by special permit shall be allowed in a Planned Unit Development district;

3. Public ways and private access ways, with planning board approval of a definitive subdivision plan, of at least fifty-foot width, to land in any district which is isolated or landlocked or which has inadequate access.

**8.4.2 Dimensional Requirements.** In any Planned Unit Development District and Planned Unit Development 1 District, the following dimensional requirements shall apply for any development except single family dwellings which shall conform to the dimensional requirements of

Residence A districts:

Min. PUD/PUD 1 size (sq. ft.) 100,000

Min. PUD/PUD 1 area per dwelling unit (sq. ft.) 2,000

Min. open space per dwelling unit (sq. ft.) 100

Max. Floor Area Ratio 4.0

Max. number of stories 8

**8.4.3 Off-Street Parking.** Off-street parking facilities shall be provided as follows (See also Section 5.1):

Residence - minimum number space per dwelling unit 1.25

Assembly - number of seats requiring one space 10

Institution - number of sq. ft. requiring one space 1,000

Retail - number of sq. ft. requiring one space 400

Office - number of sq. ft. requiring one space 400

Factory and Warehouse - number of sq. ft. requiring one space 2,000

**8.4.4 Off-Street Loading.** Off-street loading requirements shall be as set forth in Section 5.2.

**8.4.5 Location of Structures; Open Space.** The proposed location and arrangement of structures shall not be detrimental to existing or prospective adjacent land uses or to existing or prospective development of the neighborhood. Open spaces, including those between structures, shall be protected where necessary by adequate restrictions or Covenants, running with land conveyances or dedications. Every single-family dwelling shall have access to a public court, walkway or other area dedicated to public use.

**8.4.6 Special Permit Required.** Planned communities as set forth in Section 8.4.1.2 shall be permitted after submission to the Planning Board in accordance with G.L. c. 40A, s 11 and the issuance of a special permit by the City Council. The plans and descriptions, when approved by a two-thirds vote of all the members of the City Council in conformance with the standards and regulations set forth in this section, should constitute the controls placed on the special permit. Any change or amendment in the plan or written description shall require after submission to the Planning Board in accordance with G.L. c. 40A, s 11, the approval of two-thirds of the members of the City Council.

**8.4.7 Age Restricted Housing.** In any Planned Unit Development District and Planned Unit Development 1 District, and age-restricted senior housing facility may be permitted under this section providing that the facility satisfies the application and submittal requirements of this Section and, for such age-restricted senior housing facility, the revised dimensional requirements applicable shall be as follows:

Minimum PUD/PUD 1 size 5 Acres

Minimum PUD/PUD 1 area per dwelling unit (sq. ft.) 1,250

The City Council shall approve the form or forms of ownership and management controls which limit the occupancy to residents who have attained the age of fifty-five years and which forms may be altered or modified from time to time during the useful life of the facility so long as the age-restricted limitations is not altered and so long as no temporary or permanent overnight occupancy for a period in excess of fourteen days by any person who has not attained the age of fifty-five years, related or not, is permitted. The spouse of a qualified resident who has attained the age of fifty-five years may be exempted from the age-restricted limitation hereby imposed.

**8.4.8 Congregate Elderly Facility.** In any Planned Unit Development district and Planned Unit Development 1 District, a congregate elderly facility may be permitted providing that the facility satisfies the application and submittal requirements of this Section.

**8.4.9 Congregate Elderly Facility; Dimensional Requirements.** In addition to the requirements of this Section and, for such congregate elderly facility, the revised dimensional requirements applicable shall be as follows:

Min. PUD/PUD 1 size (sq. ft.) 38,000

Min. PUD/PUD 1 area per dwelling unit (sq. ft.) 500

Max. Floor Area Ratio 2.0

Max. number of stories 6

Minimum number of parking spaces per dwelling unit 0.5

**8.4.10 Congregate Elderly Facility; Special Permit.** Congregate elderly facilities shall be permitted after submission to the Planning Board in accordance with G.L. c. 40A, s 11, and the issuance of a special permit by a two-thirds vote of all members of the City Council. Any change or amendment in the plan or conditions shall require approval by a two-thirds vote of all members of the city council.

1. Each application shall include a development plan with a building profile and site plan, including existing and proposed topography, public utilities, parking, streets or ways, landscaping and other site-development-related information.

2. Each application also shall include a vicinity map showing the proposed use in relation to transit services, grocery stores, parks and open space, community facilities, medical facilities and a description of proposed management of the facility and the number and types of services to be provided to the residents.

3. Each applicant shall also include a market survey performed by a reputable marketing firm that outlines the need for the proposed elderly housing facility.

**8.4.11 Congregate Elderly Facility; Required Facilities.** Community space and related equipment shall be required to provide social and recreational opportunities for facility occupants. Included may be such facilities as game rooms, meeting rooms, music or craft rooms. All facilities must provide a doctor's examining room.

**8.4.12 Congregate Elderly Facility; Transportation.** Each complex must provide a transportation management plan that should demonstrate private transportation for all residents of the complex. This may include, but not be limited to, private van service and taxi cab voucher system.